Lundie Close

Stenson Fields, Derby, DE24 3AN







Spacious well laid out, two bedroomed bungalow with double aspect lounge, dining hall and conservatory. Popular residential area surrounded by other bungalows, close to bus routes and local shops.

£225,000

John German

Entrance to this well laid out home is via a large front entrance porch with a replacement composite entrance door and a further double glazed door into the hallway, which opens out to create a practical dining area with built-in cloaks storage. The kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, built-in eye level double oven and built in microwave. There is space for additional appliances, tiled floor and walls, and double aspect windows. The lounge has a feature fireplace with living flame gas fire and a stone and slate surround, window to the front and patio doors into the conservatory. The spacious conservatory is double glazed with sliding patio doors to the garden and a central heating radiator. The bedrooms are located on the opposite side of the house; both have fitted wardrobes and windows overlooking the rear garden. The shower room has been refitted with a low flush WC, vanity wash basin with storage beneath, and a walk-in double shower enclosure with rain shower head and hand shower attachment, full height tiling, tiled floor, chrome heated towel rail and opaque glazed window to the side.

Outside, the property is set back from the road behind a boundary hedge with a patterned concrete driveway leading to the garage and a further gravelled parking area. To the side of the house is a lawned garden with a well kept conifer hedge providing great privacy. To the rear is more garden featuring a raised gravelled bed and a large timber garden shed.

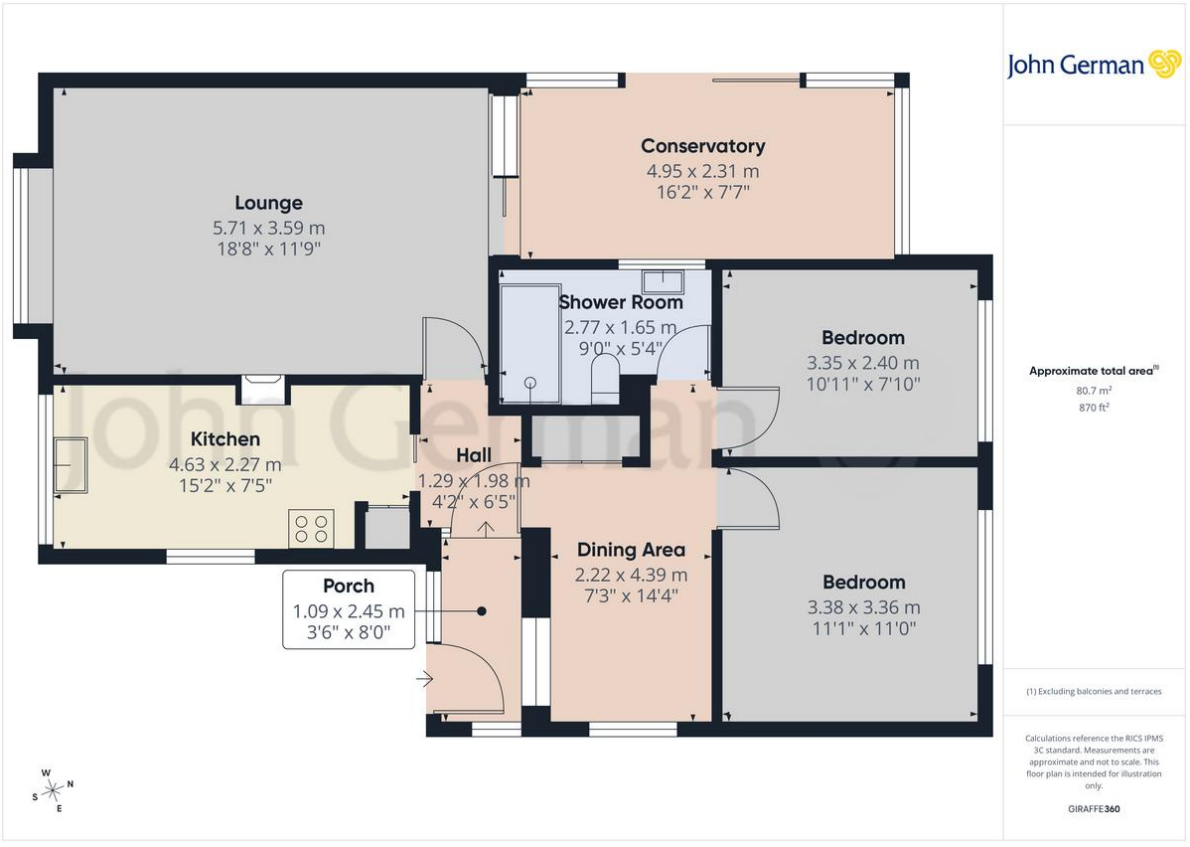
Stenson Fields is a well-established suburban area on the southern edge of Derby, offering a wide range of local amenities that make it an attractive place to live for families, professionals and retirees alike. Residents benefit from a selection of shops, supermarkets, schools, healthcare facilities and community services, while nearby green spaces provide opportunities for recreation and outdoor activities. The area also enjoys close proximity to leisure facilities and retail destinations, ensuring that day-to-day conveniences are easily accessible.

Stenson Fields is particularly well positioned for connectivity and employment opportunities. The area benefits from excellent road links via the A50, A38 and M1 motorway network, providing convenient access to Derby city centre and the wider Midlands region. Regular bus services further enhance transport options for commuters. A major advantage of the location is its proximity to some of Derby's largest employers, including Rolls-Royce, Toyota Manufacturing UK and the businesses located within Derby's commercial and industrial centres, making the area a popular choice for those seeking easy access to work while enjoying the benefits of a well-connected residential community.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/21102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









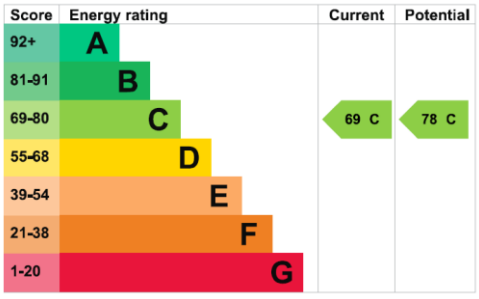




John German







John German
Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
01332 943818
derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.